

 Helping you navigate the URLA 2020 Implementation at FCM

December 1, 2020



- Keeping you informed through valuable resources
- Empowering you for success through knowledge articles, training sessions and



News & Information

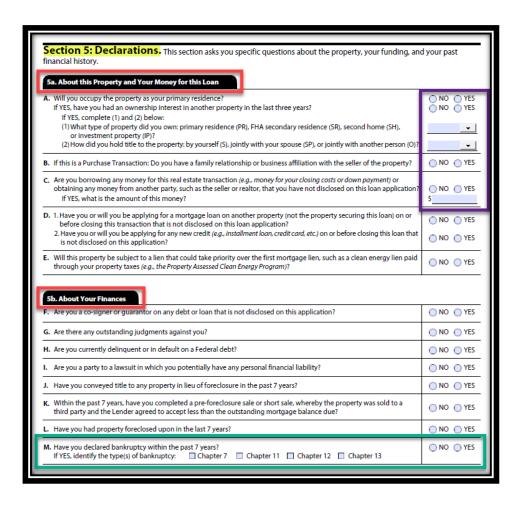
New 1003: Sections 5 – 9 & Lender Information

Section 5: Declarations

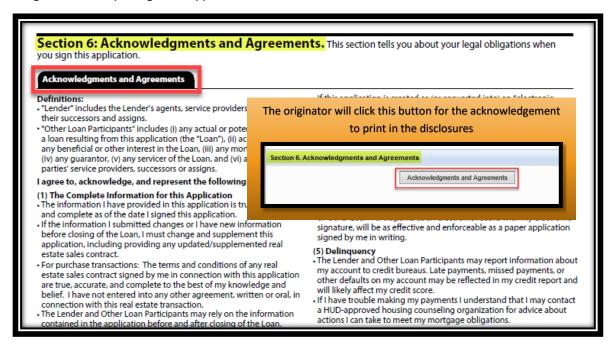
This section asks you specific questions about the property, your funding, and your past financial history. This is a big change from the old 1003 format.

New in this section:

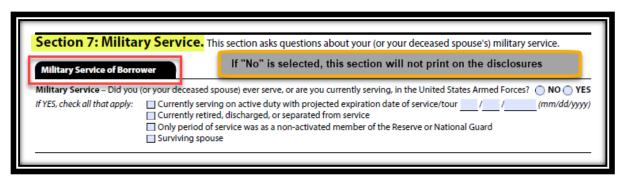
- Two sections: 5a: About this Property and Your Money for this loan; 5b: About Your Finances
- Similar questions but new verbiage
- Responses are now radial buttons and not "Y" and "N"
- Dropdown options for some questions
- You will notice more in-depth questions around bankruptcy in the new format.



Section 6: Acknowledgments and Agreements — This section tells you about your legal obligations when you sign this application.



Section 7: Military Service — This section asks questions about your (or your deceased spouse's) military service.



Section 8: Demographic Information — This section asks about your ethnicity, sex, and race.

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Demographic Information of Borrower	
and neighborhoods are being fulfilled. For residential mortgage lendi information (ethnicity, sex, and race) in order to monitor our compliar disclosure laws. You are not required to provide this information, but "Ethnicity" and one or more designations for "Race." The law provide whether you choose to provide it. However, if you choose not to prov regulations require us to note your ethnicity, sex, and race on the bas	
Ethnicity: Check one or more ☐ Hispanic or Latino ☐ Mexican ☐ Puerto Rican ☐ Cuban ☐ Other Hispanic or Latino – Print origin:	Race: Check one or more American Indian or Alaska Native – Print name of enrolled or principal tribe: Asian Asian Asian Indian Chinese Filipino
For example: Argentinean, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, and so on. Not Hispanic or Latino I do not wish to provide this information Sex Female	☐ Japanese ☐ Korean ☐ Vietnamese ☐ Other Asian — Print race: For example: Hmon, Laotian, Thai, Pakistani, Cambodian, and so on. ☐ Black or African American ☐ Native Hawaiian or Other Pacific Islander ☐ Native Hawaiian ☐ Guamanian or Chamorro ☐ Samoan ☐ Other Pacific Islander — Print race:
☐ Male ☐ I do not wish to provide this information	For example: Fijian, Tongan, and so on. White I do not wish to provide this information These are new questions on the Demographic Information page.
To Be Completed by Financial Institution (for application taken i	n person):
Was the ethnicity of the Borrower collected on the basis of visual ob: Was the sex of the Borrower collected on the basis of visual observat Was the race of the Borrower collected on the basis of visual observa	ion or surname? ONO YES
The Demographic Information was provided through: — Face-to-Face Interview (includes Electronic Media w/ Video Compor	nent) Telephone Interview Fax or Mail Email or Internet

Section 9 - Loan Originator Information - To be completed by your Loan Originator



Section 9 - Loan Originator Information - To be completed by your Loan Originator

be completed by the Lender: nder Loan No./Universal Loan Identifier	Agency Case No.
Uniform Residential Loan Application —	- Lender Loan Information
This section is completed by your Lender.	
L1. Property and Loan Information	
Community Property State At least one borrower lives in a community property state. The property is in a community property state. Transaction Detail Conversion of Contract for Deed or Land Contract Renovation Construction-Conversion/Construction-to-Permanent Single-Closing Two-Closing Construction/Improvement Costs S	Refinance Type Refinance Program No Cash Out Full Documentation Limited Cash Out Interest Rate Reduction Cash Out Streamlined without Appraisal Other Energy Improvement Mortgage loan will finance energy-related improvements. Property is currently subject to a lien that could take priority ow
Lot Acquired Date / / (mm/dd/yyyy) Original Cost of Lot \$	the first mortgage lien, such as a clean energy lien paid for through property taxes (e.g., the Property Assessed Clean Energy program)
Project Type Condominium Cooperative Pla	nned Unit Development (PUD) Property is not located in a projec
Title to the Property Will be Held in What Name(s):	For Refinance: Title to the Property is Currently Held in What Name(
Cleasehold Expiration Date	Indian Country Land Tenure
Leasehold Expiration Date / / (mm/dd/yyy) Manner in Which Title Will be Held Sole Ownership Joint Tenancy with Right of Survivors Life Estate Tenancy by the Entirety Tenancy in Common Other	y) Title Will be Held by a Land Trust Indian Country Land Tenure Fee Simple On a Reservation Individual Trust Land (Allotted/Restricted) Tribal Trust Land On a Reservation Tribal Trust Land Off Reservation Alaska Native Corporation Land
Sole Ownership Joint Tenancy with Right of Survivors Life Estate Tenancy by the Entirety Tenancy in Common Other L3. Mortgage Loan Information Mortgage Type Applied For	y) Title Will be Held by a Land Trust Indian Country Land Tenure Fee Simple On a Reservation Individual Trust Land (Allotted/Restricted) Tribal Trust Land On a Reservation Tribal Trust Land Off Reservation Alaska Native Corporation Land Terms of Loan Mortgage Lien Type
Leasehold Expiration Date	y) Title Will be Held by a Land Trust Indian Country Land Tenure Fee Simple On a Reservation Individual Trust Land (Allotted/Restricted) Tribal Trust Land On a Reservation Tribal Trust Land Off Reservation Alaska Native Corporation Land
Leasehold Expiration Date / / (mm/dd/yyy, Manner in Which Title Will be Held Sole Ownership Joint Tenancy with Right of Survivors Life Estate Tenancy by the Entirety Tenancy in Common Other 13. Mortgage Loan Information Mortgage Type Applied For Conventional USDA-RD FHA VA Other: Amortization Type Fixed Rate Other (explain):	y) Title Will be Held by a Land Trust Indian Country Land Tenure Fee Simple On a Reservation Individual Trust Land (Allotted/Restricted) Tribal Trust Land On a Reservation Alaska Native Corporation Land Terms of Loan Note Rate Loan Term (months) Proposed Monthly Payment for Property First Mortgage (P&I) \$ \textstyre{\text{Indian}} \text{Title} \text{Note Property} \text{First Mortgage} \text{(P&I)}
Leasehold Expiration Date / / (mm/dd/yyy, Manner in Which Title Will be Held Sole Ownership Joint Tenancy with Right of Survivors Life Estate Tenancy by the Entirety Tenancy in Common Other 13. Mortgage Loan Information Mortgage Type Applied For Conventional USDA-RD FHA VA Other: Amortization Type Fixed Rate Other (explain):	y) Title Will be Held by a Land Trust Indian Country Land Tenure Fee Simple On a Reservation Individual Trust Land (Allotted/Restricted) Tribal Trust Land On a Reservation Alaska Native Corporation Land Terms of Loan Note Rate Loan Term (months) Proposed Monthly Payment for Property First Mortgage (P & I) Subordinate Lien(s) (P & I) Subordinate Lien(s) (P & I)
Leasehold Expiration Date / (mm/dd/yyy, Manner in Which Title Will be Held Sole Ownership Joint Tenancy with Right of Survivors Life Estate Tenancy by the Entirety Tenancy in Common Other L3. Mortgage Loan Information Mortgage Type Applied For Conventional USDA-RD FHA VA Other: Amortization Type Fixed Rate Other (explain): Adjustable Rate: Initial Period Prior to First Adjustment (months,	y) Title Will be Held by a Land Trust Indian Country Land Tenure Fee Simple On a Reservation Individual Trust Land (Allotted/Restricted) Tribal Trust Land On a Reservation Alaska Native Corporation Land Terms of Loan Note Rate Loan Term (months) Proposed Monthly Payment for Property First Mortgage (P&I) Subordinate Lien(s) (P&I) Homeowner's Insurance
Leasehold Expiration Date	Title Will be Held by a Land Trust Indian Country Land Tenure Fee Simple On a Reservation Individual Trust Land (Allotted/Restricted) Tribal Trust Land On a Reservation Alaska Native Corporation Land Terms of Loan Note Rate Loan Term (months) Proposed Monthly Payment for Property First Mortgage (P&I) Subordinate Lien(S) (P&I)
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Leasehold Expiration Date	Terms of Loan Note Rate Loan Term Proposed Monthly Payment for Property First Mortgage (P & I) Subordinate Lien(s) (P & I) Homeowner's Insurance Supplemental Property Insurance Supplemental Property Insurance Property Taxes Mortgage Insurance Association/Project Dues (Condo, Co-Op, PUD) \$
Leasehold Expiration Date	Title Will be Held by a Land Trust Indian Country Land Tenure Fee Simple On a Reservation Individual Trust Land (Allotted/Restricted) Tribal Trust Land On a Reservation Alaska Native Corporation Land Terms of Loan Mortgage Lien Type Note Rate Loan Term (months) Subordinate Lien Proposed Monthly Payment for Property First Mortgage (P&I) Subordinate Lien(s) (P&I) Homeowner's Insurance Supplemental Property Insurance Property Taxes Mortgage Insurance Association/Project Dues (Condo, Co-Op, PUD) Substitute Property Taxes Association/Project Dues (Condo, Co-Op, PUD) Substitute Property Taxes Association/Project Dues (Condo, Co-Op, PUD) Substitute Property Taxes Association/Project Dues (Condo, Co-Op, PUD) Substitute Property Taxes Association/Project Dues (Condo, Co-Op, PUD) Substitute Property Taxes Association/Project Dues (Condo, Co-Op, PUD) Substitute Property Taxes Association/Project Dues (Condo, Co-Op, PUD) Substitute Property Taxes Association/Project Dues (Condo, Co-Op, PUD) Substitute Property Taxes Association/Project Dues (Condo, Co-Op, PUD) Substitute Property Taxes Association/Project Dues (Condo, Co-Op, PUD) Substitute Property Taxes Association/Project Dues (Condo, Co-Op, PUD) Substitute Property Taxes Association/Project Dues (Condo, Co-Op, PUD) Substitute Property Taxes Association/Project Dues (Condo, Co-Op, PUD) Substitute Property Taxes Association/Project Dues (Condo, Co-Op, PUD) Substitute Property Taxes Association/Project Dues (Condo, Co-Op, PUD) Substitute Property Taxes Association/Project Dues (Condo, Co-Op, PUD) Substitute Property Taxes Association/Project Dues (Condo, Co-Op, PUD) Substitute Property Taxes Association/Project Dues (Condo, Co-Op, PUD) Substitute Property Taxes Association/Project Dues (Condo, Co-Op, PUD) Substitute Property Taxes Association/Project Dues (Condo, Co-Op, PUD) Substitute Property Taxes Association/Project Dues (Condo, Co-Op, PUD) Substitute Property Taxes Association/Project Dues (Condo, Co-Op, PUD) Substitute Association Associatio

Lender Info - Page 2 L4. Qualifying the Borrower – Minimum Required Funds or Cash Back DUE FROM BORROWER(S) \$ A. Sales Contract Price B. Improvements, Renovations, and Repairs \$ \$ C. Land (if acquired separately) D. For Refinance: Balance of Mortgage Loans on the Property to be paid off in the Transaction (See Table 3a. Property You Own) E. Credit Cards and Other Debts Paid Off (See Table 2c. Liabilities — Credit Cards, Other Debts, and Leases that You Owe) F. Borrower Closing Costs (including Prepaid and Initial Escrow Payments) \$ G. Discount Points H. TOTAL DUE FROM BORROWER(s) (Total of A thru G) \$ 0.00 TOTAL MORTGAGE LOANS I. Loan Amount Loan Amount Excluding Financed Mortgage Insurance (or Mortgage Insurance Equivalent) \$ Financed Mortgage Insurance (or Mortgage Insurance Equivalent) Amount \$ 0.00 J. Other New Mortgage Loans on the Property the Borrower(s) is Buying or Refinancing (See Table 4b. Other New Mortgage Loans on the Property You are Buying or Refinancing) K. TOTAL MORTGAGE LOANS (Total of I and J) \$ 0.00 TOTAL CREDITS L. Seller Credits (Enter the amount of Borrower(s) costs paid by the property seller) \$ M. Other Credits (Enter the sum of all other credits — Borrower Paid Fees, Earnest Money, Employer Assisted Housing, Lease Purchase Fund, Lot Equity, Relocation Funds, Sweat Equity, Trade Equity, Other) \$ \$ N. TOTAL CREDITS (Total of L and M) 0.00 CALCULATION TOTAL DUE FROM BORROWER(s) (Line H) \$ 0.00 -\$ LESS TOTAL MORTGAGE LOANS (Line K) AND TOTAL CREDITS (Line N) 0.00 Cash From/To the Borrower (Line H minus Line K and Line N) NOTE: This amount does not include reserves or other funds that may be required by the Lender \$ 0.00 to be verified.